

OPEN MEETING AGENDA ITEM



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SW-205764-08.0067

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Fax Transmittal Form

To

Name: Kris Mayes Chairman
Arizona Corporation Commission

Phone number: 1-602-542-4143
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- ☒ Urgent
☒ For Review
☐ Please Comment
☐ Please Reply

From

SUSAN A. BAYER

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Date sent: May 24, 2009
Time sent: 8:00 PM
Number of pages including cover page: 29

Message:

Dear Madam Commissioner Mayes;

Please accept my apologies for sending you this fax so late. I and many other citizens of Golden Valley were unaware that the Sacramento Utilities LLC. Was in front of the Commissioners. We saw no notice of any hearing in any of our local newspapers. I have sent my letter any some of the information I make reference to in my letter. I have also sent you an Email with the color pages the I also make reference to. In one meeting every citizen that attended was against this Utility, this was held at a local restaurant in the summer of 2008. I hope that all the Commissioners will have the time to read my letter and the information I have sent. Again please accept my sincere apologies in getting this information to you so late.

I wish to thank you for taking time out of your busy schedule to read this Fax and my Email and all of the information I have sent you.

Sincerely

Susan A. Bayer
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Golden Valley, AZ. 86413

Arizona Corporation Commission
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2009 MAY 26 P 4:11

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May 24, 2009

Kristin Mayes "Chairwoman"
Arizona Corporation Commissioners
1200 West Washington
Phoenix, AZ. 85007

Re: Docket No. SW-20576A-08-0067

Dear Madam Chairwoman & fellow Commissioners:

Please accept my apologies for writing this to you on such very short notice. I was only made aware of this coming before you just the other day. I have great concerns on the approval of the Utility Company called "Sacramento Utilities L.L.C. (C.C.& N). I have attached for your reference the Golden Valley Draft Section 208 Amendment for Mohave County 208 Water Quality Management Plan this plan is over 112 pages, I have enclosed about 20 pages, the 2 color pages are with this Email, the rest are being faxed. I would like to make reference to some of the concerns that I and many other citizens of Golden Valley feel that you the Commissioners must be aware of.

On page 2 it reads, " The eventual CC & N is anticipated to encompass the entire Golden Valley Planning Area. Septic systems on single lots both new and existing will be allowed with in CC & N until there is a sewer main located **within 200 feet of the property**. Guidelines outlining when a residence or development will be required to abandon their septic system or not and tie into the utility sewer service are included in section 204 of this plan."

On page 20 it reads; "Any property that has an existing septic system that fails and is within 200 ft. of the sewer main line or satellite plant will be required to tie into the regional system. **Furthermore, no part of an existing septic system may be expanded, replaced or moved in these areas that can be immediately served by the regional system**"

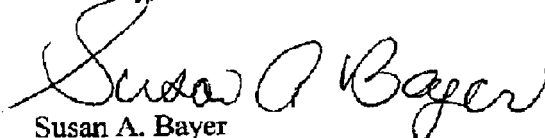
I now reference you to page 19 it gives the outline of the main sewer lines. I also wish you to make reference to page 15 the red section is Tier 1. Please note the black markings this is all 6 developers (notice the large spacing). Two of the initial Developers had their property rescinded to the original zoning. I wish to point out that Golden Valley has its own Area Plan. The section in red was designated to be Urban in nature. Highway 68 is in the middle; it goes north to Chino (only the south side of Chino) and then south to Shipp (only the north side of Shipp). After that the area becomes Rural in nature. Golden Valley has never seen any real Development along Highway 68. In the area that per our Area Plan has designated Urban there are a some Manufactured and Mobile homes and 2 stick built Homes Subdivisions called Crystal Springs Estates and Shipp Estates both are small about 20 to 30 homes in each Subdivision, we also have some businesses along Highway 68. But it is not a lot.

But if you allow the CC & N for this Utility per page 19 the sewer lines now are running along Rural Areas also. This is now making any empty 1-acre or more lots now per the CC & N required to have a connection to the sewer system – per the 200 foot rule. But not only that once they are required to connect then the 200-foot rule applies to the next row of empty lots and even those scattered home that may now fall into the 200-foot rule. This is the serious concern with the residents of the Valley. The City of Lake Havasu did the same thing to homes that had septic systems, the cost to those homeowners to connect to the sewer system was over 30,000 (to dig up the old septic, leach field, and cap off the home and connect to the street or road) in Bullhead City they did the same thing the cost to the residents was running anywhere from 20,000 to 25,000. This is the alarming, most individuals bought in Golden Valley because it was RURAL. We knew that we would have septic systems, none of us complained. But we also have a number of individuals that are poor to very poor. It is those individuals that will suffer the most, along with the rest of us. This type of expense will cause people to loose their homes. It is apparent that this Utility and the Developers see greed off the citizens of Golden Valley. After all they have a vision of Grandeur and it does not include those of us that have a Mobile or Manufactured home. I believe that none of the Developers subdivisions will ever be built. I refer you to page 16 they even make reference to Pravada (which is now in Chapter 11 Bankruptcy) also again 2 of the original developers dropped out. And I believe at least one maybe two of the original applicants are up for sale (this would only help in the sale of the property).

I ask that you decline this CC & N it encompasses large area of uninhabited land in between each Developer the burden would be put on the citizens of an area that is classified as Rural in nature. This is nothing but falling short of saying a cleansing of the Valley, we must not see those awful Mobiles or Manufactured homes only the subdivision that these Developers claim that they will be building, after all that is the true vision of Golden Valley that they see. Please do not allow the CC & N for Sacramento Utilities LLC. Also I ask that you consider that the final report of the U.S.G.S. study of the Sacrament Aquifer will be coming out in 2010, and this will have a great effect for any future building and non building in the Valley.

I thank you for reading this letter and all the attachments. I know your time is very valuable and I truly appreciate every thing this Corporation does **for the citizens** of Mohave County and State of Arizona.

Sincerely,



Susan A. Bayer
7656 West Abrigo Drive
Golden Valley, AZ. 86413

Golden Valley Draft Section 208 Amendment for the Mohave County 208 Water Quality Management Plan



Prepared For:

Sacramento Utilities LLC
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Prepared By:

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1.0 Introduction

1.1 Abstract

The purpose of this document is an amendment to the Clean Water Act Section 208 (CWA 208) Water Quality Management Plan (WQMP) for Mohave County, AZ. The focus of this document is the area known as Golden Valley, AZ. Golden Valley was identified in the WQMP, adopted by Mohave County in 2003, as an unincorporated, growing area. Golden Valley is situated between Bullhead city (21 miles west on Highway 68) and Kingman (11 miles east on Highway 68). Laughlin, Nevada, a major gaming center, is located approximately 24 miles from Golden Valley. This location creates a high growth potential for the Golden Valley planning area over the next 20 years. New developments for residential and commercial property are currently in the planning stages. These developments would likely come to fruition should sewer service become established in Golden Valley.

Currently there is no centralized wastewater service in Golden Valley. The ultimate objective of this plan is the transition to a single regional facility that will serve all of Golden Valley by utilizing a new master sewer network. This plan proposes minimizing the proliferation of individual facilities through a coordinated development of a master sewer main plan. The construction of this network will be coordinated with Sacramento Utilities LLC as the designated sewer utility provider for the Golden Valley area. This will facilitate the planning and construction of the backbone structure in a more efficient and coordinated effort that will require a fewer number satellite plants to treat a greater area.

Sacramento Utilities LLC. has proposed wastewater treatment and sewer service to the Golden Valley Area. Golden Valley is bounded to the east by Hwy 93 and the City of Kingman, the west by the Black Mountains, the south by the Warm Springs Wilderness and extends approximately 7 miles to the north of Highway 68.

As the DMA and the regional sewer provider Sacramento will oversee planning and coordinate development of the regional facilities and guide the transition from any and all interim facilities into the regional system.

The initial Certificate of Convenience and Necessity (CC&N) for Sacramento Utilities LLC will include six new developments; Shipp Estates, Oliver Estates, Patterson, Kuden, Blue Sky and Villa Serena. All of these developments are primarily residential with the exception of 15 acres

of commercial within Villas Serena. They are all located south of Highway 68 between Colorado Rd. and Egar Rd. (east and west). They will all be served by Shipp Estates Water Reclamation Facility (WRF) located near the intersection of Shipp Dr. and Davis Rd. This facility will provide reclaimed water class B+ effluent for groundwater recharge, consistent with reclaimed water usages. Construction on phase 1 of Shipp Estates WRF is anticipated to be complete by the summer of 2008 and will have an initial design capacity of 0.050 million gallons per day (MGD).

Initial expansion of service will be along the Hwy 68 corridor. Shipp Estates WRF is designed to be expanded to an anticipated capacity of 0.500 MGD. However, with the change from the currently permitted percolation fields to effluent reuse or effluent wells, the Shipp Estates WRF site is sufficient to accommodate expansion to a 1.5 MGD facility. The location and size of this site is advantageous as it will provide greater flexibility in timing for construction of the regional facility. Given the design capacity and site, Shipp Estates WRF is anticipated to have sufficient capacity to serve the corridor one mile north and south of Highway 68 for the next 25 Years. With expansion of the treatment plant capacity the means of effluent disposal will be upgraded to provide the capability of effluent reuse for irrigation and/or disposal using effluent wells.

A network of sewer lines will be planned and constructed to coordinate treatment facilities throughout Golden Valley. The order and timing for construction of the sewer lines will depend on the location of new developments and requests for service. As the sewer main lines are extended, the CC&N will be expanded to include all requests for sewer service within one mile of the sewer main line. Once a request for service is received by the utility, an application for extension of the CC&N will be filed with the Arizona Corporation Commission. Within 15 days of the application, the utility will provide a notice either by mail or newspaper to all property owners within the proposed extension area as well as property owners within the existing CC&N. This notice will include information regarding the extension and instructions for participation in any public hearings.

X The eventual CC&N is anticipated to encompass the entire Golden Valley Planning Area. Septic systems on single lots both new and existing will be allowed within the CC&N until there is a sewer main located within 200 feet of the property. Guidelines outlining when a residence or development will be required to abandon their septic system or not and tie into the utility sewer service are included in section 2.4 of this plan.

Construction of the regional WRF is anticipated to commence in 2014 or when the sewer main infrastructure is sufficiently developed to make it economically feasible to transport sewer flows to the regional plant site. The location of this regional system is proposed for the area along Laguna road between Bolsa and Unkar (T21N R19W Section 25). The regional system design will provide for effluent reuse, effluent recharge or direct discharge to an unnamed wash tributary to Sacramento Wash.

Golden Valley is a large expanse that contains different areas with diverse conditions that will affect the nature and likelihood of development. This amendment proposes dividing Golden Valley into 6 service tiers based on the order and likelihood in which they are anticipated to develop. Dividing up Golden Valley in this way will help to focus planning and improve overall coordination and development of infrastructure.

1.2 History of Golden Valley Water Quality Management Planning

Historically, the main limiting factor for growth in the Golden Valley area has been the availability of water. There has been a proposal to pipe 6000 acre feet of water per year from the southern portion of the Sacramento Valley Water Basin to Golden Valley (Appendix G). It should be noted that this proposal is pending approval by the Arizona Department of Water Resources with no timeline for a decision. Should this proposal be carried out, Golden Valley would have enough water resources to support a total of 38,000 residential lots. The existence of this proposal demonstrates the potential of growth and the likelihood of new development occurring in Golden Valley in the coming years.

Wastewater planning for Golden Valley has included support for the construction of a centralized and regional system and specifically identified a wastewater master plan. This master plan was prepared in 1991 by the Sullivan Design Group, Inc., consulting engineers at the request of Mohave County (referred to as the "Sullivan report"), and was adopted as the principal water quality planning document for the Golden Valley area.

The Sullivan Report's main focus was the Golden Valley Study Area. The purpose of this report was to develop a wastewater master plan. The goal was to provide a program of engineered trunk lines, recommend a long term method for treatment and disposal of wastewater and analyze the feasibility of individual package wastewater plants within the study area with the intent of replacing them with a regional system. This report described how the county has divided Golden Valley into 3 service tiers. The service tiers were numbered from one to three in the order in which development was anticipated to occur. The primary emphasis of the plan was on Tier 1 which covers the same area as the current Golden Valley Planning Area. Tiers 2 and 3 were not expected to develop as quickly as Tier 1.

This report identified the initial need to approve private satellite systems in order to promote development. In conclusion, the Sullivan Report made several recommendations:

1. The most environmentally responsible, long term solution for wastewater treatment in Golden Valley is to build a regional facility however it may be a number of years before population numbers could support the construction of such a facility.
2. Entities serving the Golden Valley area as a wastewater management entity should provide wastewater disposal and sludge handling and establish tie in policies by written agreement with the county.
3. When sufficient development pressure occurs, the County should consider a sewer district to finance the construction of sewer interceptors and wastewater treatment plants.
4. Satellite facilities should be required to tie in to a regional system when it becomes available.
5. Satellite plants should have a minimum design capacity of 100,000 gpd.
6. The county should evaluate the feasibility of using a sewer collection system with community septic tank for subdivisions of 55 or fewer lots until a regional system becomes available. At that time the subdivision should be required to tie in to the regional system utilizing its collection lines.
7. Developers should be allowed to construct satellite facilities provided they form a sanitary district to serve nearby subdivisions as they develop. They should also tie in to the regional system and remove the satellite facility once trunk lines are constructed in close range.

Much of this proposed plan is similar to the recommendations outlined in the Sullivan report. This amendment however provides some necessary updates that reflect current regulations and thinking. For example, this plan recommends and supports the establishment of a public service company in lieu of the formation of sanitary districts. A public service company does not require signatures of approval of more than one-half of the property owners in the area of the proposed district as well as the signatures of persons owning collectively more than one-half of the assessed valuation of the property in the area of the district. A public service company serves only the land owners requesting service. The service area of a public service company may be expanded only to include future requests for service from land owners desiring service leaving those who chose not to receive service from the public service company outside of the service area. Therefore, there is no tax increase or debt placed on current and future land owners.

It will also be beneficial to create a more detailed and formalized plan for constructing a master sewer line network and transitioning to a regional plant. Furthermore, it is considered necessary for effective planning to provide clear guidelines and further clarify rules regarding the use of septic systems. Finally, as a public service entity, (Sacramento Utilities LLC) will be designated to be responsible for coordinating and executing the plan. The main benefit of this plan will be more defined planning and regulations with regards to water quality management in Golden Valley.

1.3 Background on the 208 Amendment and DMA Process

This Water Quality Management Plan (Plan), prepared in accordance with Section 208 of the Clean Water Act (CWA), discusses water quality management for Mohave County.

1.3.1 Purpose of Water Quality Management Planning

Regional water quality management planning is required under Section 208 of the CWA. The purpose of Section 208 is to encourage and facilitate the development and implementation of area wide wastewater treatment management plans. Wastewater treatment management, or water quality management plans, provides area wide policy and management direction for control and utilization of water and wastewater.

Through an area wide planning agency, local governments are able to develop management plans which are cost-effective and implementable. The Environmental Protection Agency (EPA) is authorized to approve these area wide plans. Through a system of grant programs, permit and standard requirements and planning programs, EPA must facilitate pollution control activities at the state and local level. Area wide Water Quality Management Planning, under Section 208 of the federal legislation, requires the development of an integrated cost-effective water pollution control program for regional planning areas.

1.3.2 Designated Planning Authority (DPA)

The county was designated as a DPA by Governor Jane Dee Hull on May 24, 2000. As the regional DPA, the county's responsibilities include plan updating, consistency reviews for appropriate facility expansions or proposals, coordination with related state agencies on water quality issues, participation in the Water Quality Management Working Group and public participation efforts.

As DPA, the county will remain involved in the development of laws, regulations, and programs affecting water quality management planning throughout the region. As necessary and as resources permit, the County will:

- Provide information on proposed legislation, rules, regulations, and programs related to water quality management planning to affected parties in a concise, understandable summary with an evaluation of impacts.
- Provide input to legislators, regulators and managers using individual/agency input and develop a regional position if appropriate.
- Identify areas where existing laws or programs related to water quality management planning should be changed or where new programs are needed

1.3.3 Designated Management Agencies (DMA)

Sacramento Utilities LLC as a public service entity proposes to become the designated DMA for the Golden Valley Area. A DMA is an entity with adequate resources, authority and desire to implement and enforce portions of the 208 plan. The Governor, in consultation with the Designated Planning Agencies (DPAs), identifies DMAs for specific areas throughout Arizona.

The entity submits the designation package to the DPA with a self-certification letter which states that the entity possesses the financial, administrative, managerial and technical capabilities to carry out the responsibilities consistent with the map shown in Figure 2.2.

The exhibit document is provided in Appendix E summarizing the requirements and ability of Sacramento Utilities to carry out the responsibilities of a DMA for Golden Valley.

As a public service entity, Sacramento has legal authority to serve as the DMA in those areas with a CC&N. The utility will plan for wastewater collection and treatment in the greater planning area until such time as developments require service and the CC&N is expanded.

2.0 Plan Description

2.1 Project Overview

2.1.1 Evaluation of Alternatives

Four alternatives were evaluated for the service area and Golden Valley.

No Action

Proposed and approved growth in the region precludes this option. The Arizona Department of Environmental Quality (ADEQ) Ambient Ground Water Monitoring Program has been in place for a number of years and uses a statistically-based, comprehensive ground water monitoring approach to characterize regional water quality conditions. In Arizona, nitrate in ground water is normally less than 3 mg/L. Occurrences of nitrate greater than 5 mg/L are frequently due to anthropogenic sources (historic agriculture practices, septic systems, and other sewage disposal practices). Since most groundwater contamination in Arizona has been due to historic practices ADEQ's Aquifer Protection Permit requirements, along with other state and federal permit requirements, have greatly reduced the chance of ground water contamination due to discharges. However, concern over drinking water containing nitrate above 10 mg/L continues; therefore, an aquifer water quality standard has been set at this level and should be

aggressively and consistently enforced. Therefore, an active program designed to ensure future development does not impact groundwater quality should be followed to ensure the disposal of waste generated by development is in accordance with Best Management Practice. This approach eliminates doing nothing as an acceptable alternative.

Onsite Septic Systems

A portion of the land within the proposed service area consists of large parcels of land that have been and will likely continue to be divided into smaller parcels for development. If the smallest parcel size is restricted to the minimum residential lot size allowed for onsite septic systems this approach could be acceptable; however, septic systems create a continuing concern for the maintenance and long term preservation of ground water quality and the ability of regulatory agencies to ensure satisfactory operations of these systems. An important factor to consider is that Golden Valley has over 46 wells in operation and the trend is to add one every 3 years. If ground water quality is of paramount importance, continued reliance on septic systems is not an option given the potential for new higher density development.

Wastewater Treatment Plants

Each proposed development would permit, construct, operate and maintain a facility including the wastewater collection and treatment system which serves the individual development. This approach is inconsistent with stated goals of ADEQ and Mohave County. The stated goal of the Mohave County Area Wide Water Quality Management 208 plan is to support the establishment of a regional system with a coordinated service area. Operation of these private systems by Home Owners Associations and Property Owners Association is not allowed by ADEQ rules. There is continuing concern and costs associated with establishment of required entities to own, operate and maintain a private wastewater treatment facility. Therefore, the use of private wastewater treatment facilities does not meet this goal.

Regional Facility

Begin planning for construction of a regional facility capable of ultimately providing sewer service to the entire designated service area. This approach is consistent with the recommendations and goals of ADEQ and Mohave County. This approach centralizes planning, development, construction and operations and maintenance for wastewater collection and treatment.

Currently there is not sufficient existing and approved development to financially support construction of a Regional Facility.

Interim Satellite Facilities

To encourage developments, this plan recommends the construction of one or more interim satellite facilities. The facilities will be located in the portion of the designated service area that is planned for higher density developments. This is the area predominately along Highway 68 and north of Shipp Drive.

Utilizing this approach provides the benefit of reducing the number of smaller disbursed onsite septic systems and individual package wastewater treatment plants. It provides sewer capacity to support new development paced with the needs of new development for sewer service without requiring immediate financing of the larger regional facility. Furthermore, it minimizes the need for an extensive sewer collection system to transport sewer flows from the more likely initial development area to a regional plant site. Expansion of the sewer collection system will occur as new development occurs consistent with the master sewer collection system plan for the regional facility. Utilizing this approach allows the cost of expanding the sewer collection system to be paid for by the new developments as they occur.

Another advantage with this approach is the elimination of typical Operation and Maintenance issues that occur during the early stages of development when there are inadequate sewage flows to sustain effective and efficient operations of the regional wastewater treatment facility.

The disadvantages of this approach are increased capital equipment cost, higher operations and maintenance cost associated with a smaller interim regional plant. These additional costs will be significantly mitigated through the use of equipment that can be fully recovered and reused at other locations providing for recovery of a significant portion of the capital cost. In addition each facility site will be fully remediated and returned to the original owner so the land cost of the facility will be negligible. Process technology used for these smaller facilities continues to advance and the cost of operations and maintenance when viewed on a cost per gallon treated basis is only marginally higher than the cost of operating and maintaining larger facilities. The most significant increased costs relate to the cost of permitting the facilities.

Shipp Estates WRF is to be constructed in phases and as currently planned would support six or more individual developments. As stated previously, the site for Shipp Estates WRF is sufficient for a 1.5 MGD facility. If Shipp Estates WRF was expanded to 1.5 MGD, it would be capable of serving considerably more than the six original developments. As new development in the area

south of Redwall Ave. creates sufficient demand to support operation of the first phase (1.0 MGD) of a regional facility, construction on that first phase should commence. Shipp Estates WRF and any additional interim plants would continue operation until the finances sufficient to complete the extension of the sewer collector line to the regional facility site are available or the volume of flow at the satellite facility reaches the permitted design capacity. Future expansion of the regional facility in accordance with the facility plans, specifications and permit will then occur as additional capacity is required.

2.1.2 Shipp Estates WRF

Sacramento Utilities has contracted for design, permitting, construction and start up of Shipp Estates WRF. Sacramento Utilities LLC has filed an application with the Arizona Corporation Commission, Utility Division for a Certificate of Convenience and Necessity (the, "CC&N) for approval to be the owner and operator of Shipp Estates WRF with a designated service area. Shipp Estates WRF will be located near the intersection of Shipp Dr (T21N R19W Section 12). and Davis Rd. This facility will provide class B⁺ effluent for reclaimed water usage and effluent for groundwater recharge which is consistent with ADEQ's aquifer water quality standards. Construction on Shipp Estates WRF phase 1 is anticipated to be complete by the summer of 2008 and will have a phase 1 design capacity of 0.050 MGD. Shipp Estates WRF will be designed and expanded to an anticipated capacity of 0.500 MGD. It should be noted that the site for Shipp Estates WRF would allow it to be expanded to 1.5 MGD should new development location and demand require it prior to transition to the regional facility.

Because of its capacity, Shipp Estates WRF does not fit into the category of a satellite facility as defined in section 2.5.2 of this document. Shipp Estates WRF will be designated as the interim regional facility.

2.1.3 Initial Service Area Location

The initial CC&N for Sacramento Utilities LLC will cover six new developments; Shipp Estates, Oliver Estates, Patterson, Kuden, Blue Sky and Villa Serena developments. The six developments are all residential with the exception of 15 acres of commercial development within the Villas Serena development. They are all located south of Highway 68 between Adobe Rd. and Egar Rd. (east and west).

2.1.4 Planning Area Location

Golden Valley is bounded to the east by Hwy 93 and the City of Kingman, the west by the Black Mountains, the south by the Warm Springs Wilderness and extends approximately 7 miles to the north of Highway 68.

Mohave County is the designated planning agency (DPA) for the Golden Valley Planning Area and has the authority required by Section 208(a)(2)(B) of the clean water act (CWA) to prepare and amend the Area Wide Clean Water Quality Management 208 Plan. The proposed Sacramento Utility Inc. service area is entirely within the planning area for Mohave County.

2.2 Description of Initial Service Area

2.2.1 Developments

The initial service area for Sacramento Utilities will be the following developments: Shipp Estates, Oliver Estates, Patterson, Kuden, Blue Sky and Villa Serena. They are all located south of Highway 68 between Adobe Rd. and Egar Rd. (east and west). Table 2.1 on the next page and Figure 2.1 on page 11 illustrate details regarding these developments.

Table 2.1 Developments constituting initial Service Area

Name	Type	Lots	Acres	Township	Range	Section
Shipp Estates	Residential	152	48	21	19	12
Oliver Estates <i>For Sale</i>	Residential	86	17	21	19	12
Villa Serena	Residential & Commercial	234	110	21	18	7
Patterson	Residential	291	67	21	18	7
Blue Sky <i>Dropped</i>	Residential	YTD	74	21	19	10
Kuden <i>Dropped</i>	Residential	YTD	28.94	21	18	7

County of Mohave, Arizona
Sacramento Utilities Initial Service Area



2.2.2 Proposed and Known Wastewater Treatment Systems

There are no existing publicly owned WWTP's or sanitary districts within the proposed service area.


2.2.3 Private Utilities

Valley Pioneer Water provides water service to the eastern portion of the service area. Golden Valley Improvement District provides water to the western portion of the service area. There are no private sewer utilities located within the service area.

2.3 Description of Planning Area

2.3.1 Location and Description

Golden Valley is bounded to the east by Hwy 93 and the City of Kingman, the west by the Black Mountains, the south by the Warm Springs Wilderness and extends approximately 7 miles to the north of Highway 68. This proposed plan divides Golden Valley into six service tiers. The tiers are numbered based on the order in which they are expected to develop. See Figure 2.2 on page 14 for a map of the tiers.

 Tier 1 consists of one row of land sections and runs east to west along Highway 68. It encompasses approximately 10 square miles and is bordered by the Black mountains to the west and Highway 93 to the east. Because highway 68 runs through it, Tier 1 will likely see the highest level of population concentration in all of Golden Valley. Tier 1 is expected to experience urban development with a mixture of commercial and low to medium density residential units. It is to be served by Shipp Estates WRF until flows are sufficient to warrant the transition to the regional plant.

Tier 2 is located immediately south of tier 1. Encompassing approximately 19 square miles, it consists of two rows of sections running east to west. Tier 2 is expected to follow tier 1 in order of development due to it being located between Highway 68 and large planned developments to the south. This tier is expected to see suburban and urban low to medium density residential development.

Tier 3 is located directly north of tier 1. It is comprised of the first row of sections north of tier 1 and two rows of sections west of Teddy Roosevelt Rd and north of the BLM land. Tier 3 encompasses approximately 22 square miles. Tier 3 will likely consist of large lot suburban density residential development between the major corridors. This area to the north of

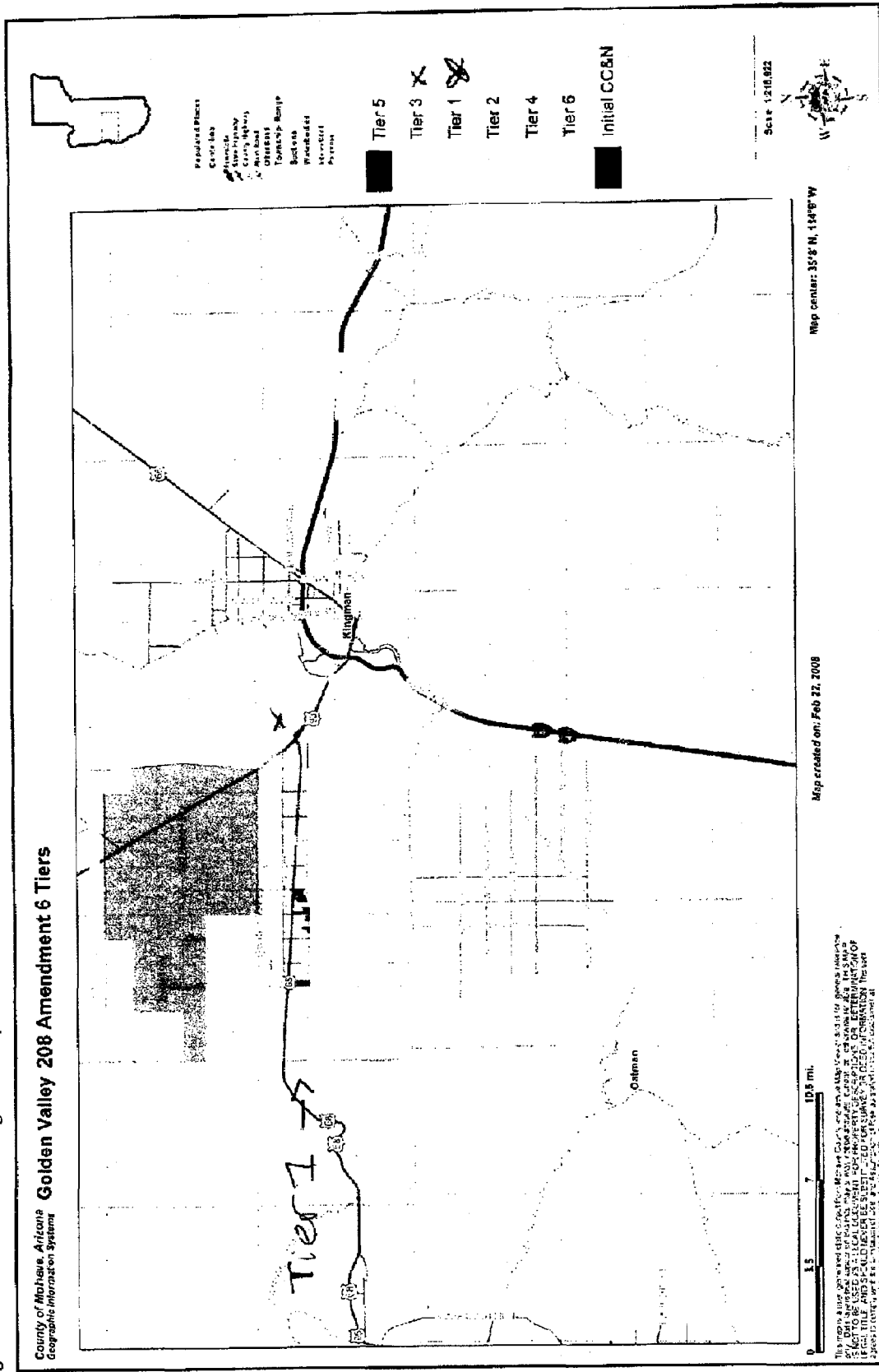
highway 68 is anticipated to be served by Shipp Estates WRF. If however the location of initial major developments would require an exceedingly lengthy extension of the sewer line, a satellite plant may be constructed north of Highway 68.

Tier 4 is comprised of the two rows of tiers immediately south of tier 2 bordered by W. Bolsa Dr. to the north and W Shinarump Dr. to the south. Tier 4 covers an area of approximately 21 square miles. Should Pravada land fully develop, tier 4 could see a move to high density residential development immediately north of Shinarump. Overall tier 4 will probably average out to suburban development due to the fact that the western sections back up to open space.

Tier 5 is the northernmost tier and encompasses 52 square miles above tier 3. Much of tier 5 is comprised of BLM land and the overall population of tier 5 is expected to be the lowest of all the tiers. This tier will most likely develop to rural densities with pockets of suburban development.

Tier 6 is the southernmost tier and encompasses approximately 128 square miles. It is bordered by the Mt. Nutt wilderness to the west and Highway 66 to the east. Much like tier 5, tier 6 contains a large amount of BLM land and will probably see rural densities with pockets of suburban development. It should be noted that the Rhodes development "Pravada" is located in this Tier. Pravada has its own 208 amendment including plans for interim and permanent wastewater treatment plant.

Figure 2.2 Location of Planning Area Proposed Tiers



2.3.2 Existing Systems

There are currently no wastewater treatment plants in the planning area. The entire valley currently utilizes septic systems.

A large development by the name of Pravada (also known as "Golden Valley Ranch") by Rhodes Homes is in the early construction phases. Pravada has its own 208 amendment and plans for two wastewater treatment plants. The first wastewater treatment plant proposed for Pravada is an interim plant with a design capacity of 0.240 MGD constructed in one phase. The second plant is a permanent plant with a design capacity of 9.4 MGD constructed in 5 phases. Construction timelines will be based on development of the Pravada subdivision. The planned interim and permanent facilities (T20N R18W Section 4) are approximately 6 miles from the site for Shipp Estates WRF and 4.25 Miles from the proposed regional facility site. Pravada is located outside the anticipated boundaries of Sacramento Utilities proposed DMA area which is requested to be tiers 1 and 2 and will not be included in this plan.

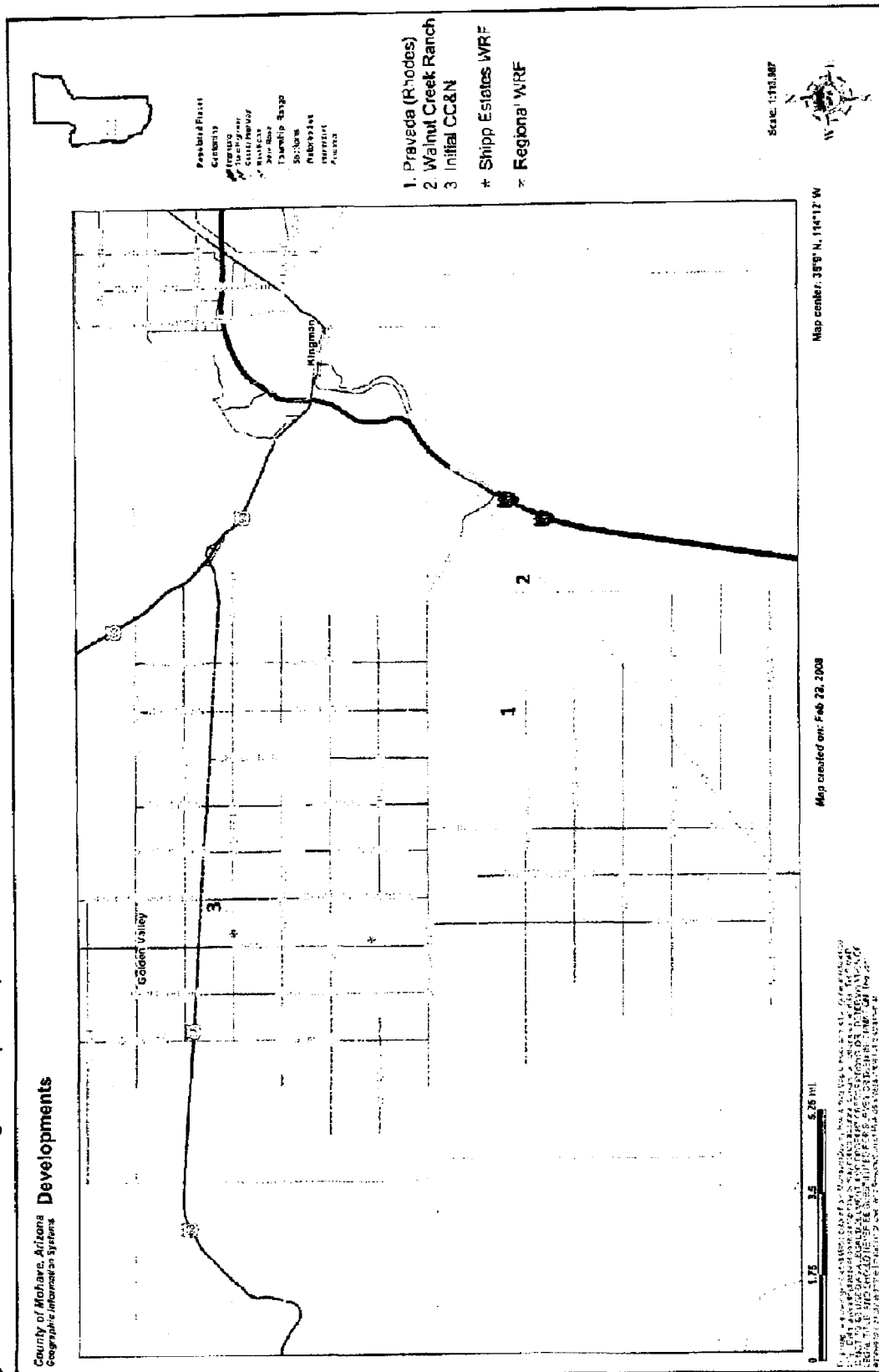
A large number of septic systems are currently in use throughout the planning area. They will be allowed to continue operation under the conditions outlined in section 2.4 of this document. Some of the systems of note are listed in Appendix B.

Walnut Creek WWTP is a proposed facility that will be owned and operated by Walnut Creek Water Company, Inc. The facility will serve a new development within an existing sub-division by the name of Walnut Creek. The subdivision will be composed of residential housing units. The wastewater treatment facility will be constructed in phases and have a permitted build out capacity of 160,000 gpd. The location of Walnut Creek WWTP is (T20N R17W S7) approximately nine miles from Shipp Estates WRF and Eight miles from the proposed regional WRF site in tier 6. Effluent from the proposed wastewater treatment facility will meet reclaimed water class B⁺ standards. Walnut Creek WWTP will be an extended aeration system with effluent disposal via leach field and subsurface irrigation.

Walnut Creek WWTP will be integrated into the regional plan as a satellite facility. Once the regional system is extended to close proximity, Walnut Creek WWTP will be decommissioned and the site fully reclaimed in accordance with the guidelines described in this document.

Figure 2.3 on the next page contains a map showing the location of Pravada and Walnut Creek Ranch in relation to the Sacramento Utilities Initial CC&N and the location of Shipp Estates WRF and the Regional WRF.

Figure 2.3 Location of Existing and Proposed Systems



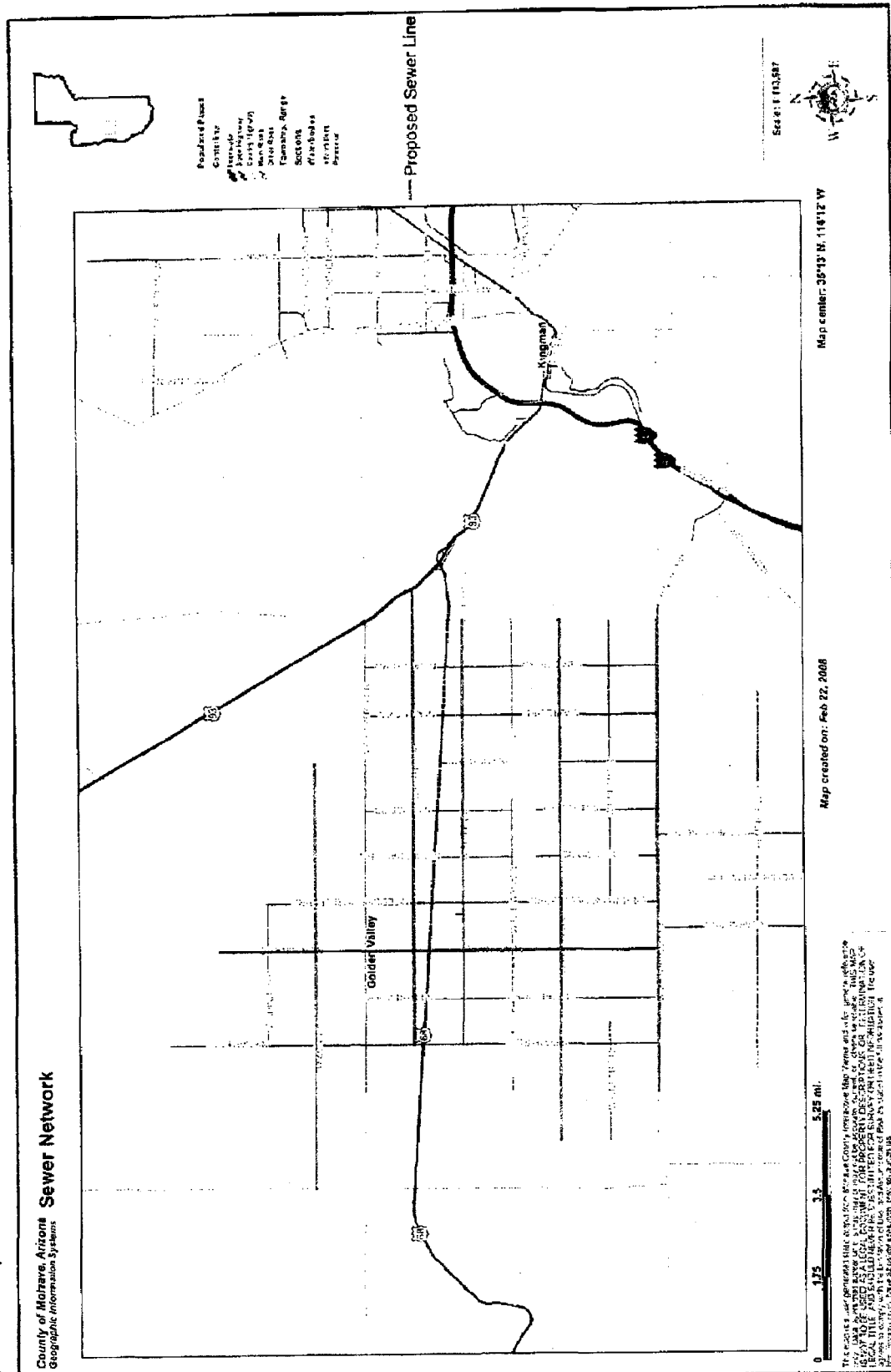
2.3.3 Sewer Line Network

A network of sewer lines will be developed in the planning area to coordinate satellite treatment facilities in Golden Valley. Eventually they will be used to transport wastewater flows to the regional facility once it becomes operational. The location of the sewer interceptor lines will be: east to west along Zuni Dr., Chino Dr., Bolsa Dr., Shipp Dr and Shinarump Dr. extending the width of the Golden Valley Planning Area. A sewer main will run north to south along Laguna and will cross Highway 68 along the Sacramento Wash and connect the sewer interceptors running from Zuni Dr. to the north down to Shinarump Dr. to the south.

Sewer collection systems as well as extension of sewer main lines serving new subdivisions will be constructed by the developer. These collection systems will initially be used to transport flows to a satellite plant. Once a sewer main line is extended near a development, the collection system will be used to transport to the regional facility or a satellite facility. This will promote new subdivisions while simultaneously creating a "stepped development" of the sewer infrastructure.

Figure 2.3 on the next page contains a map showing the location of the proposed sewer main lines.

Figure 2.4 Proposed Sewer Main Line Network



2.4 Use of Septic Systems within the Planning Area

2.4.1 Introduction

Until an extensive sewer line network is constructed, septic systems will be allowed under certain conditions. More remote portions of Golden Valley such as the outlying areas of tiers 5&6 are likely to continue to use septic systems in the foreseeable future due to probable sporadic low density development patterns and the prohibitive costs of building lengthy sewer lines. These septic systems should be dispersed and low enough in number to diminish their environmental impact on the valley. Sacramento Utilities as the regional planning entity and provider will seek to limit the number of new septic systems while developing a program for the transition of existing septic systems to the regional sewer network.

2.4.2 Existing Septic Systems

Existing functional septic systems will not be required to tie in to the regional system. Owners of these systems may request service from the utility subject to the approval of the utility. Any property that has an existing septic system that fails and is within 200 ft of a sewer main line or satellite plant will be required to tie into the regional system. Furthermore, no part of an existing septic system may be expanded, replaced or moved in these areas that can be immediately served by the regional system.

2.4.3 New Septic Systems

Proposed new developments considered to be subdivisions or commercial in nature will be allowed to use septic systems provided they meet the necessary criteria with the requirement that once a sewer line is extended within 200 ft of the property boundary, the development will be required to abandon their septic systems and tie into the regional system. Individual lots are excluded from this requirement to connect unless deemed necessary by Mohave County or ADEQ. Requirements will be in accordance with all current state and local regulations. For new septic systems to be approved the following conditions will be considered:

1. The development; number and size of lots.
2. The distance to the nearest sewer line or satellite plant.
3. Cost

Figure 2.5 on the next page contains a table which illustrates the guidelines for the use of a septic system versus connecting to the regional system in Golden Valley.

Figure 2.5 Impact on New and Existing Systems

Development Type	Required Action			
	TIE IN	SEPTIC	SEPTIC	SEPTIC
New Single Lot				
Existing Functional Septic System	Continue Use of Septic	Continue Use of Septic	Continue Use of Septic	Continue Use of Septic
Existing Septic System, Failed, Expanded or Moved.	TIE IN	SEPTIC	SEPTIC	SEPTIC
New Development on lot size > 1 Acre	TIE IN	SEPTIC	SEPTIC	SEPTIC
		DEVELOPMENT > 50 LOTS TIE IN	DEVELOPMENT > 100 LOTS TIE IN	
New Subdivision lot size < 1 Acre	TIE IN	TIE IN	TIE IN	SATELLITE PLANT
	< 200 Ft.		201 Ft - 1 Mile	1 Mile - 2 Miles
				> 2 Miles
Distance from Existing Sewer Line or Satellite Plant				